

BURLINGTON TOWN CENTER

ESTABLISHING A NEW VISION

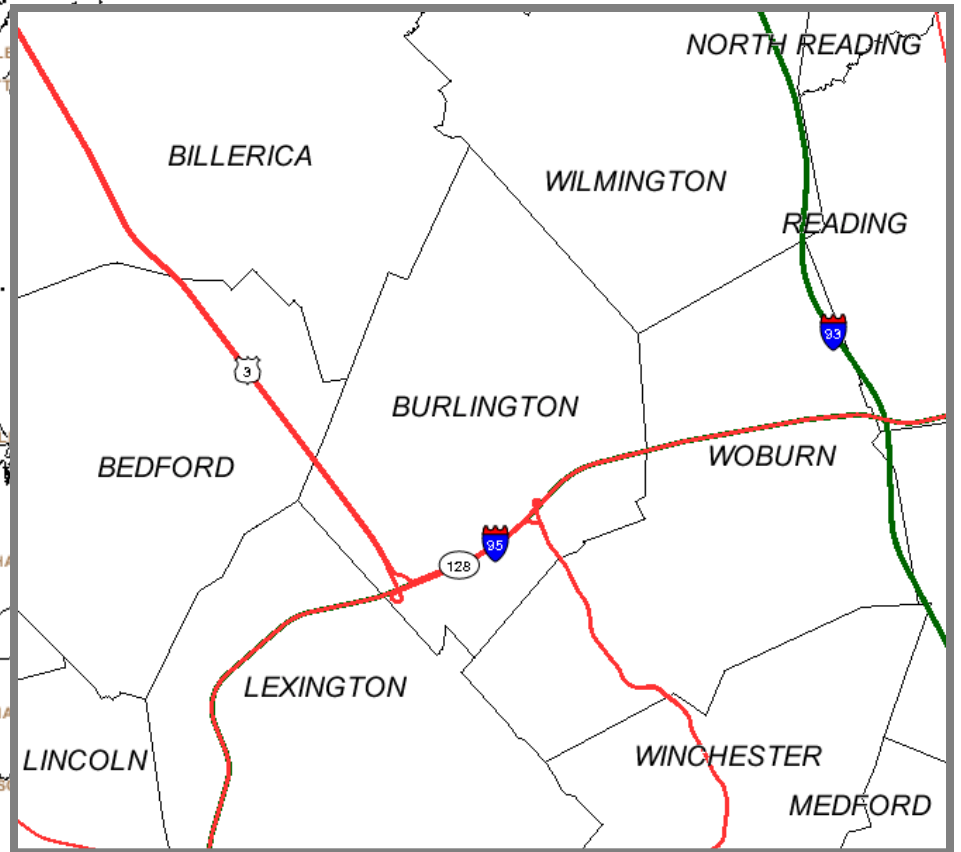
Creating a Town Center Overlay District

Massachusetts
Smart Growth Conference
December 1, 2006

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Planning Director Burlington, MA

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13 Miles NW of Boston



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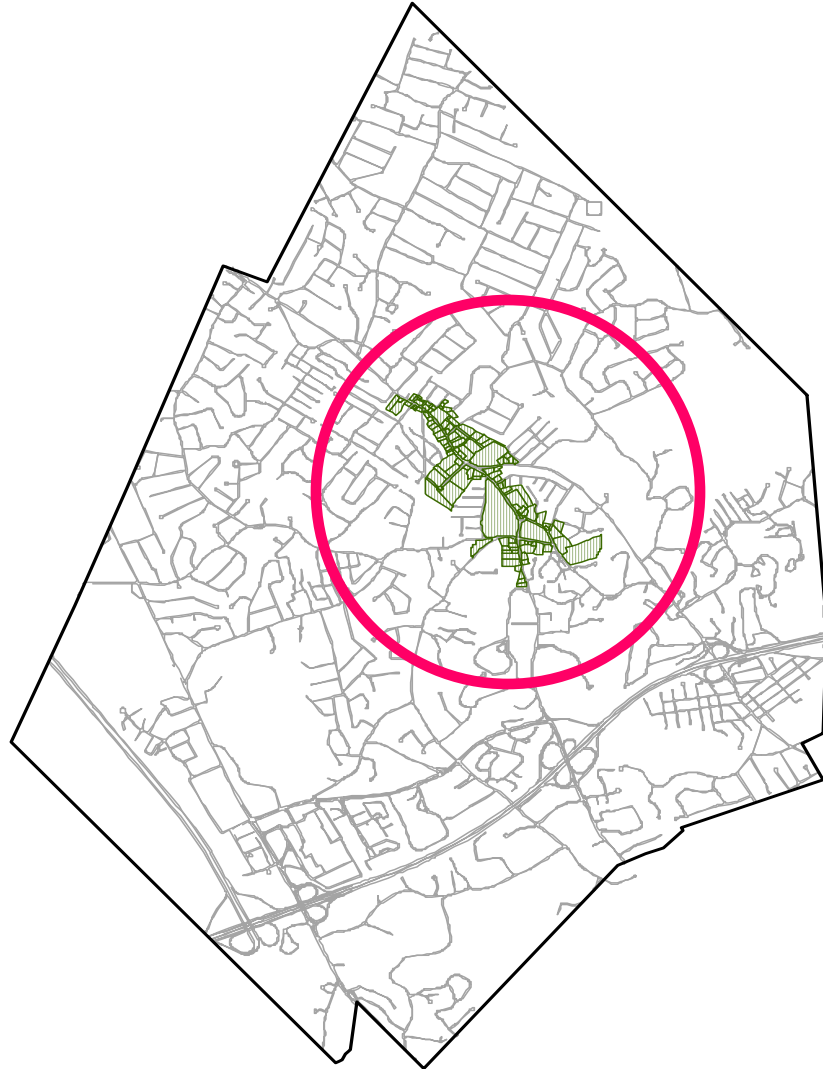
The Town Center Overlay District



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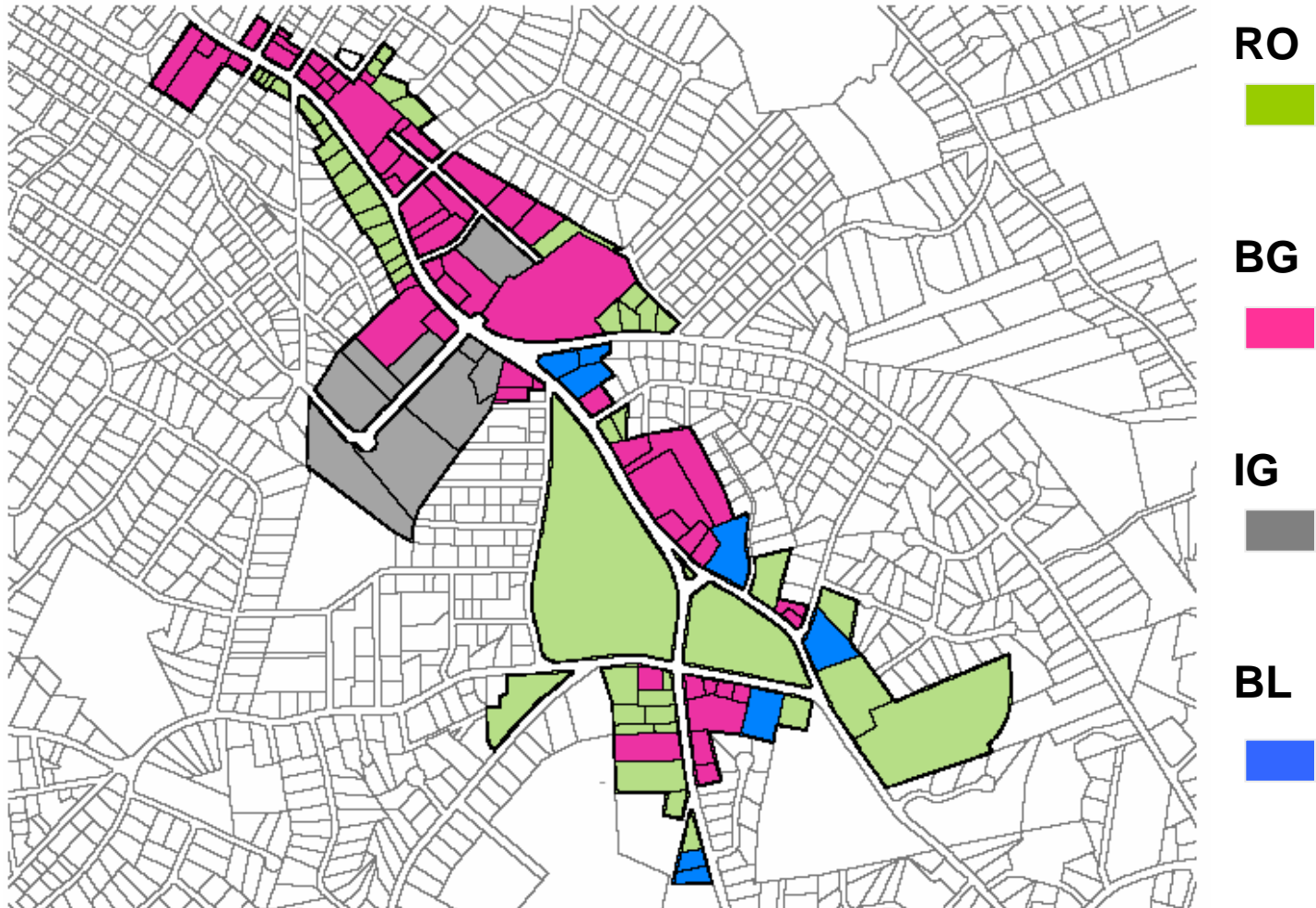
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Town Center Overlay Quick Facts

◆ 140 Acres

Town of Burlington – 50
acres

Vacant Land – 7 acres

Central Business District -
81 acres

- ◆ Town of Burlington – 1
acre

Civic Center 59 acres

- ◆ Town of Burlington -
49 acres
 - Open Space within
Civic Center 27 acres

◆ Age of Buildings

Average 1957

Mode 1960

Median 1964

◆ Total Building square footage

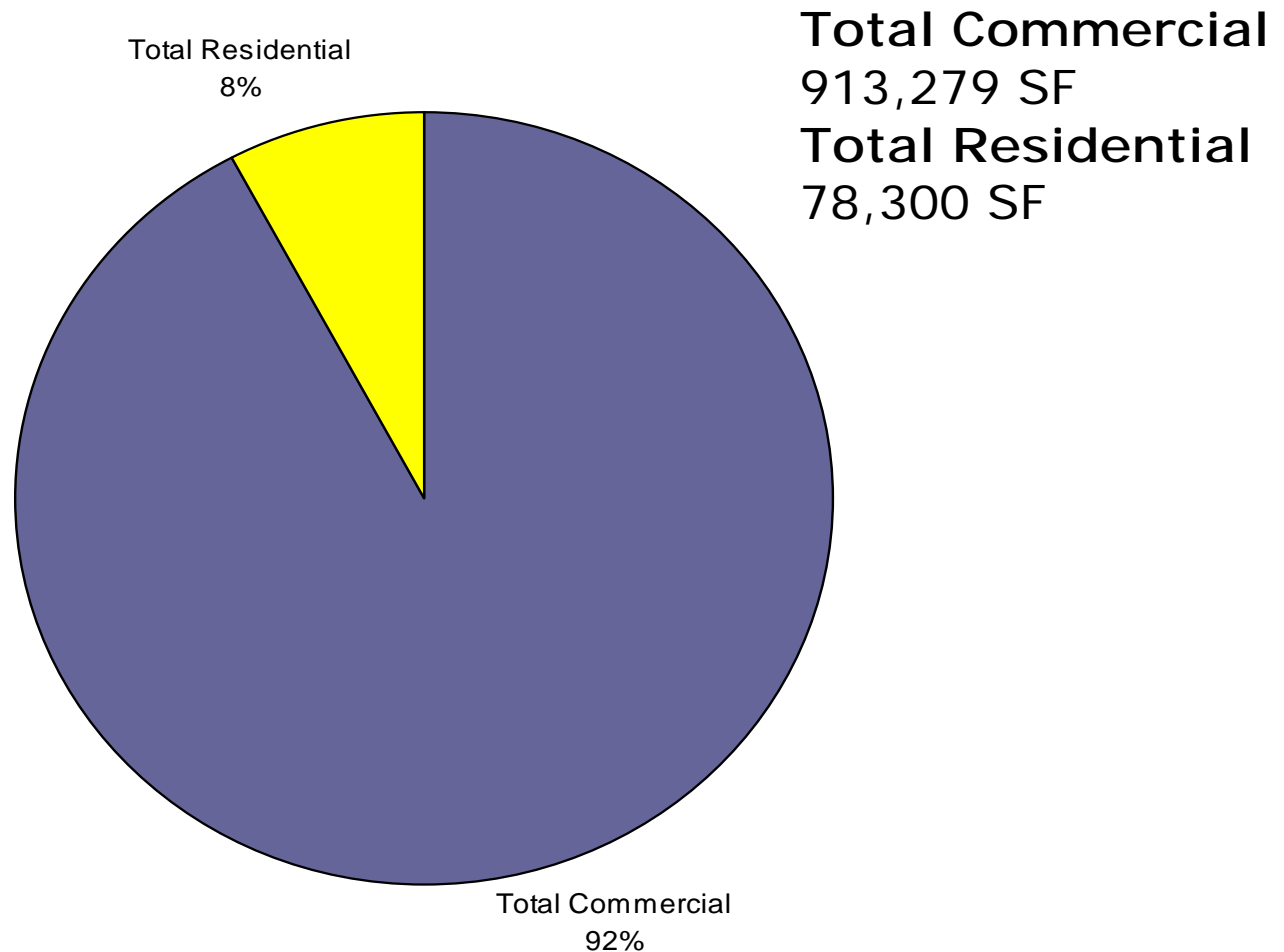
Currently - Approximately
1 Million (SF)

Anticipated Buildout –
Approximately
1.5 Million (SF)

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Total Building (SF)



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Existing Conditions



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Existing Conditions



Goals of Revitalization

- ◆ To sustain the economic viability of Town Center Businesses.
- ◆ To foster a pleasing pedestrian experience, through the adoption of Architectural Design Guidelines
- ◆ Reutilize properties that have reached their market or physical obsolescence.

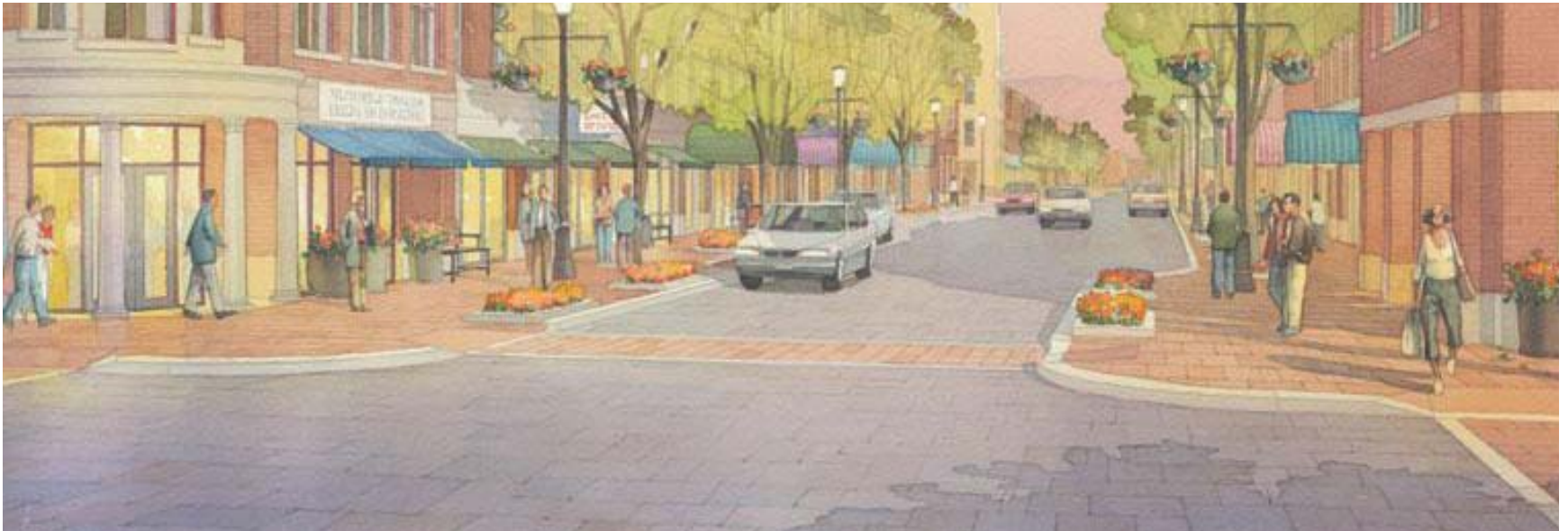
Goals of Revitalization

- ◆ Combine a mixture of uses to reduce vehicle trips and provide needed local services which residents and area employees can walk to.
- ◆ Provide housing opportunities to serve the growing senior population.
- ◆ Encourage improved utilization of space within the Town Center.

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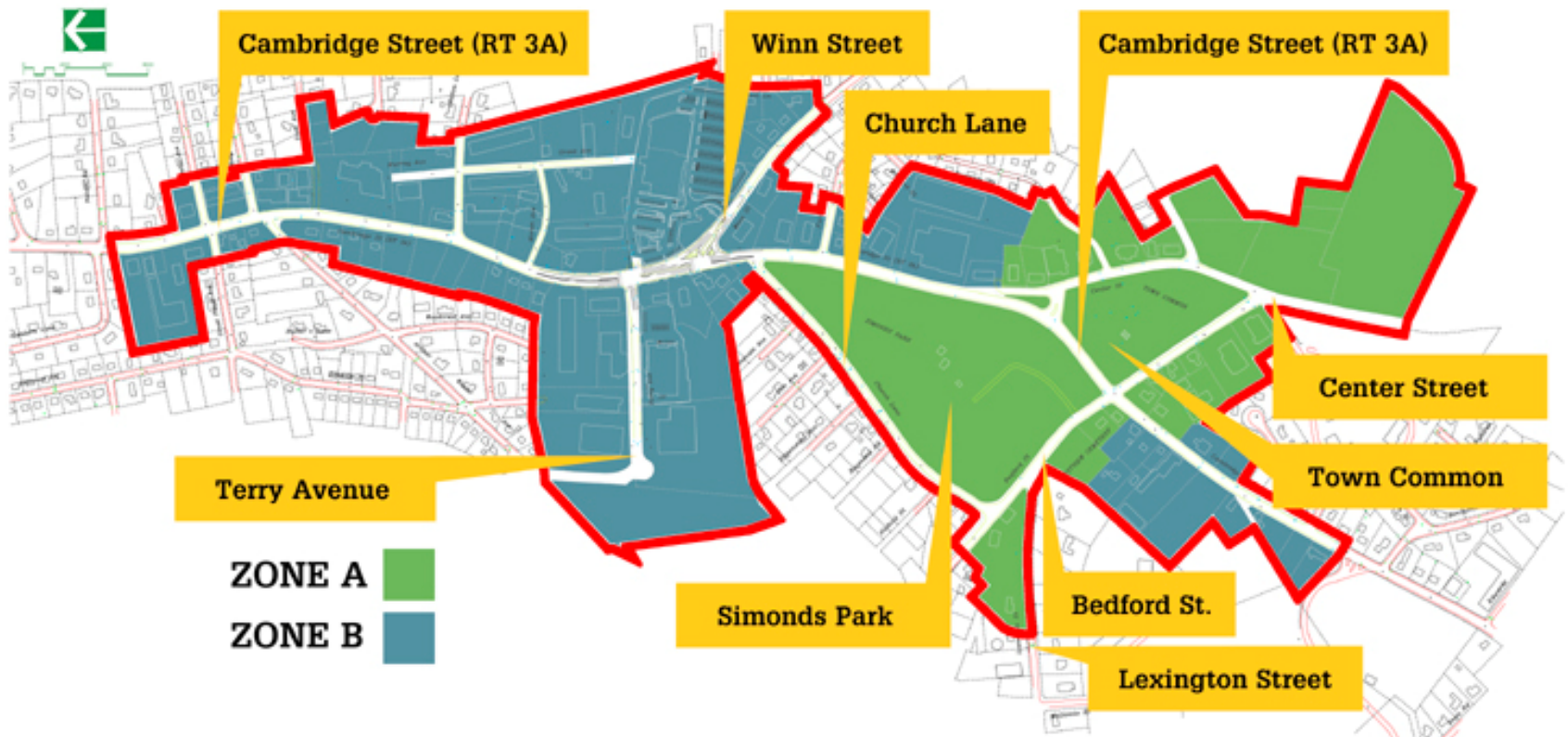
Future Conditions



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Zoning Districts



Town Center Overlay Key Components

- ◆ Multi-family Housing
 - All Districts
- ◆ Retail/Personal Service/Restaurants/Office
 - In residential and industrial districts
- ◆ Transfer of Development Rights
 - Transfer development capacity between parcels in the Town Center

Key Components

- ◆ Height will be a function of distance from abutting residential houses
- ◆ Buffers to abutting residential houses will be emphasized especially in areas where they are currently lacking.
- ◆ Structured Parking

Design Guidelines

- ◆ The main design features included:
 - Building facades
 - Roof types
 - Screening of roof top utilities
 - Safe sidewalks and crossings
 - Streetlights
 - Active living spaces
 - Landscaping & street trees
 - Signage and information

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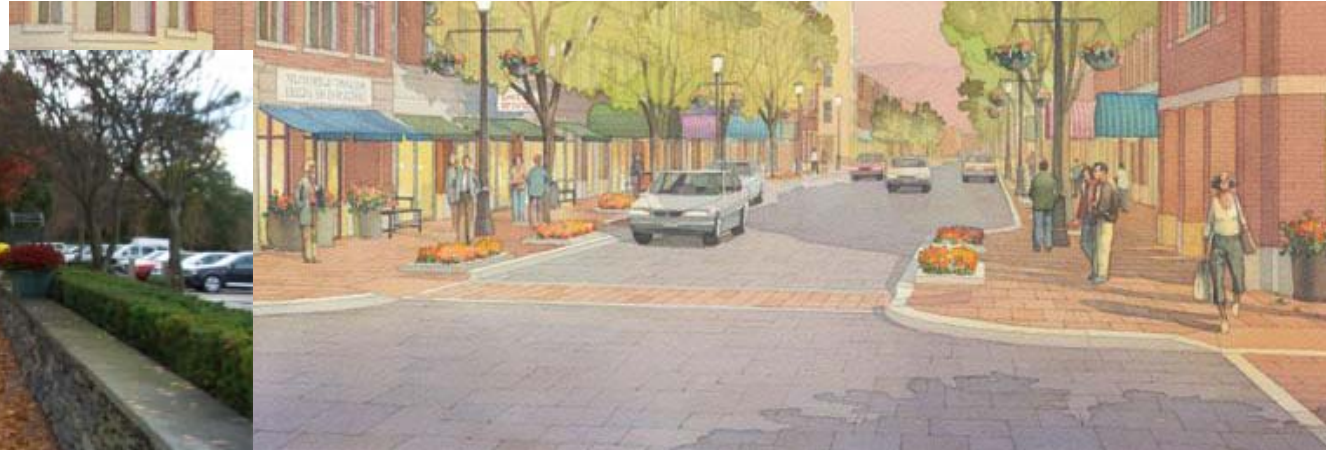
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Roof types and building heights



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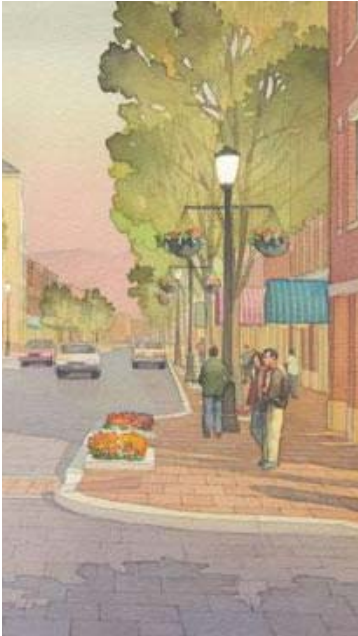
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Lighting



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Active Living Spaces



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Street Trees



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New Public Spaces

